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(for office use only)

**WASHINGTON STATE BUILDING CODE COUNCIL
APPLICATION FOR REVIEW OF A PROPOSED LOCAL AMENDMENT
TO THE WASHINGTON STATE BUILDING CODE**

1. State Building Code to be Amended.

<input type="checkbox"/> International Building Code	<input type="checkbox"/> Ventilation and Indoor Air Quality Code
<input type="checkbox"/> International Residential Code	<input checked="" type="checkbox"/> International Mechanical Code
<input type="checkbox"/> ICC ANSI A117.1 Accessibility Code	<input type="checkbox"/> International Fuel Gas Code
<input type="checkbox"/> International Fire Code	<input type="checkbox"/> NFPA 54 National Fuel Gas Code
<input type="checkbox"/> Uniform Plumbing Code	<input type="checkbox"/> NFPA 58 Liquefied Petroleum Gas Code
<input type="checkbox"/> State Energy Code	
Section Many	Page Many

2. Type of Local Amendment

<input type="checkbox"/> Preproposal	<input checked="" type="checkbox"/> Final Adoption	<input type="checkbox"/> Reconsideration
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3. Applicant:

City of Seattle Department of Planning and Development
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4. Local Jurisdiction Adoption

121523	July 16, 2004
Ordinance or Resolution No.	Date Adopted

5. Signed:

	Principal Engineer	
Proponent: Jonathan Siu	Title	Date

6. Contact Person:

Name: Maureen Traxler
Title: Code Development Supervisor
Address: Dept of Planning & Development; 700 Fifth Ave, Ste. 2000; PO
34019; Seattle, WA 98124-4019
Phone: (206) 233-3892 **Fax:** (206) 233-7902

Revised 8/04

7. Proposed Code Amendment

Code IRC Section Many Page Many

All of Seattle's residential amendments to the IMC are presented on this form. Sections 7 and 8 of the form are repeated for each of the amendments. It begins with an explanation of rationales that apply to all or many of the amendments. A more detailed, item-by-item presentation of the amendments follows.

8. Background information on amendment.

Local government residential amendments submitted to the Council for approval should be based on:

- (1) Climatic conditions unique to the jurisdiction.
- (2) Geologic or seismic conditions unique to the jurisdiction.
- (3) Environmental impacts, such as noise, dust, etc., unique to the jurisdiction.
- (4) Life, health or safety conditions unique to the jurisdiction.
- (5) Other special conditions unique to the jurisdiction.

General Background. Seattle is unique in the state for several reasons pertinent to the issues presented in these code amendments:

- Under the Growth Management Act, Seattle has made a strong commitment to accept population density. According to the 2000 Census, the average density of population in Seattle was 6,717 people per square mile, an increase of 562 per square mile since 1990. Based on 2004 estimated population, the density has increased to 6,817 people per square mile.
- Much of the new residential development in Seattle occurs on “infill” lots—sites that are more difficult on which to build because they are small, irregularly-shaped, steeply-sloped, or with buildings very near the property line on the adjacent lot. Many sites have restrictions on the location of buildings, such as steep slopes and riparian corridors.
- Another factor that distinguishes Seattle from many smaller jurisdictions is the city's ability to deliver fire protection service—Seattle Fire Department's average response time for fire, rescue and hazardous materials calls in 2004 was 4.6 minutes.
- Seattle has a large number of rental housing units, and has had minimum standards for rental housing since approximately 1959. Seattle has always coordinated the regulations for new construction with the Housing and Building Maintenance Code (HBMC), which provides minimum standards for rental housing. This practice adds assurance that housing will comply with the HBMC if it is converted to rental. Several of the code amendments have been adopted for that purpose.
- Seattle's minimum housing standards have become even more important since Seattle is providing greater density of housing under GMA. Minimum standards help prevent the development of slum-like conditions in the city.

- Seattle has a long history of amending the construction codes. The first Seattle Building Code was adopted in 1889 or earlier, long before there was a model code. Many of Seattle's amendments have been in effect since before the State Building Code was first adopted.
- Local jurisdictions have authority to approve modifications and alternate materials, design and methods of construction and to interpret the code. (See IBC Section 104.10 & 104.11.) Seattle has a policy of including with the code as many of the recurring alternates and interpretations as possible so that all permit applicants can know about them.
- Seattle's amendments are reviewed by a public advisory board consisting of 13 members representing building professions and the general public. This Board, the Construction Codes Advisory Board, reviews each section of the code, and its member often propose amendments. The Board has reviewed and approved each of Seattle's amendments.
- Finally, Seattle takes pride in the qualifications of our staff, the quality of work done by our staff, and their ability to exercise judgment in devising code provisions and in applying the codes to permit applications. We employ ten structural engineers as plan reviewers. Building plans examiners, who review less complicated applications, are required to have a bachelor's degree in architecture, construction technology or a related field plus two years of related experience before they can be hired. In addition, staff participates actively in development of the model codes. We believe this participation gives us a more in-depth familiarity with the rationale behind the model code provisions, and gives us insights into how to improve the model codes.

Amendment #M1

7. Proposed Code Amendment

Code IMC **Section** 309.1 **Page** 25

[B] 309.1 Space-heating systems. Interior spaces intended for human occupancy shall be provided with active or passive space-heating systems capable of maintaining ~~((a minimum))~~ an average indoor temperature of 68°F (20°C) at a point 3 feet (914 mm) above the floor ~~((on the design heating day))~~ when the outside temperature is 24°F. The installation of portable space heaters shall not be used to achieve compliance with this section.

Exception: Interior spaces where the primary purpose is not associated with human comfort.

8. Background information on amendment. This amendment is the same as IBC #14; the text of the IBC is repeated in the IMC, so the amendment is also repeated.

Amendment #M2

7. Proposed Code Amendment

Code IMC

Section 401.5.1

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401.5.1 Intake openings. Mechanical and gravity outside air intake openings, shall be located a minimum of 10 feet (3048 mm) from any hazardous or noxious contaminant such as vents, chimneys, plumbing vents, streets, alleys, parking lots and loading docks, except as otherwise specified in this code. Where a source of contaminant is located within 10 feet (3048 mm) of an intake opening, such opening shall be located a minimum of 2 feet (610 mm) below the contaminant source. Intake openings shall not be located in crawlspaces or less than one foot (305 mm) above a roof, adjacent grade, or other surface directly below the intake.

8. Background information on amendment. The first part of this amendment clarifies that crawlspaces are considered a source of “hazardous or noxious contaminant” referred to in the first sentence of the paragraph and should not be the source of ventilation air. The second part of the amendment is meant to prevent blockage of the intake opening by snow or debris. It’s especially important on the uphill side of a sloped site.

Amendment #M3

7. Proposed Code Amendment

Code IMC

Section 504.6.3

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504.6.3 Protection required. Clothes dryer exhaust ducts shall be protected by a steel plate or clip not less than 1/16 inch (1.59 mm) in thickness and of sufficient width to fully protect the duct. Plates or clips shall be placed on the finish face of all framing members which the clothes dryer exhaust duct passes through when there is less than 1¼ inch (32 mm) of framing material between the duct and the finish face. Plates or clips shall also be placed where nails or screws from finish or other work are likely to penetrate the clothes dryer exhaust duct.

8. Background information on amendment. This amendment is the same as the amendment to IRC Section G2439.5.3 (amendment #R10), and the same rationale applies.